

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

Project Name: LUDLUM HILL TOWNHOUSE SUBDIVISION

Case Number: PLD2005-00067

Location: 1400 block of NE Minnehaha Street

Request: The applicant is requesting to remove a condition of approval from a previous plat vacation, and to vacate an existing sanitary sewer easement for the Ludlum Hill Townhouse Subdivision. The 1.87 acre site is located within the Residential (R-30) zoning district.

Applicant: Steve Hilgedick
P.O. Box 10021
Portland, OR 97296
(503) 624-7758; (503) 670-8508 [Fax]

Contact Person: Hugh L. James, P.E.
James Engineering
6168 NE Highway 99, Suite 101A
Vancouver, WA 98665
(360) 696-1433; (360) 750-9295
ajameseng@netscape.net

Property Owner: S. Kem Design & Construction Company
P.O. Box 1571
Hillsboro, OR 97123
(503) 430-7883; (503) 430-7377 [Fax]

Staff Contact: Alan Boguslawski, (360) 397-2375 ext. 4921

Neighborhood Contact

NE Hazel Dell Neighborhood Association
Bud Van Cleve, President
1407 NE 68 Street
Vancouver, WA 98665
695-1466
E-mail to Bud Van Cleve: BSVANC@aol.com

Legal Description of Property:

Tax lot 54 (148511000) located in the SW Qtr of Section 11, Township 2 North, Range 1 East of the Willamette Meridian.

Plan/Zone Designation:

Urban High Density Residential / Residential (R-30)

Approval Standards/Applicable Laws:

Clark County Code Sections: 40.500.010 (Procedures); 40.510.020 (Type II Process); 40.540.120 (Alteration and Vacation of Final Plats); and RCW 58.17 (State Platting Laws).

Application & Fully Complete Date:

Application Filed: June 30, 2005
Fully Complete: August 30, 2005

Timelines/Process:

Preliminary approval of a plat alteration shall be considered a Type II application pursuant to CCC 40.510.020; **provided**, pursuant to CCC 40.540.120(B)(2), a public hearing shall be required for a plat alteration proposal if a hearing is requested by any person within twenty-one (21) days from the date the public comment period began or if the department determines that the public hearing is within the public interest.

Decisions on Type II applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting Alan Boguslawski at (360) 397-2375, Ext. 4921 at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/development/proposeddev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/development/meetings.html>)

- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

Attn: Alan Boguslawski

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

Or contact alan.boguslawski@clark.wa.gov

Date of This Notice: September 13, 2005

<p><u>Closing Date for Public Comments:</u> September 27, 2005</p>
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